

## MEMORANDUM

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**DATE:** May 17, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Ordinance D2022-09 Future Land Use Amendment for 23.66 acres of land south of Passion Play Road and west of 11<sup>th</sup> Street South  
PID 273013-000000-012010 & 273013-000000-012020

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *The McKenna Family requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 23.66 acres.*

### RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign to re-assign the following land use designations, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022:

Current Land Use: Polk County Residential Suburban (RS)  
Proposed Land Use: LDR & NAC

### BACKGROUND

The subject property is located west of 11<sup>th</sup> Street South, south of Passion Play Road, and north of Hunt Brothers Road. This parcel is adjacent to city limits on its eastern and northern boundaries and is located south of the Congregation of Jehovah's Witness.

The owners petitioned annexation into the corporate city limits of Lake Wales on November 11, 2021 and has requested that the annexation, land use amendment, and zoning amendment be presented together.

There are no immediate development plans for this parcel. However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the City to discuss development processes.

Approximately 10 acres in the northwestern portion of the site, along Passion Play Road, will have a land use designation of LDR (Low-Density Residential). The remaining 13.66 acres of the site along 11<sup>th</sup> Street South and Hunt Brothers Road will have a land use designation of NAC (Neighborhood Activity Center). Neighborhood commercial uses at the corner of 11<sup>th</sup> Street South and Hunt Brothers Road provides a transition from the existing residential homes on the west from the industrial lands to the east. It will also provide support commercial uses for the growing residential communities in the surrounding areas north of the site. The portion designated as low-density residential is compatible with the assigned land use and zoning north of Passion Play Road.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

## **FISCAL IMPACT**

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

## **ATTACHMENTS**

Ordinance D2022-09 with Attachment A